

DEVELOPMENT REVIEW APPLICATION

For Office Use Only

STAFF CONTACT Darren Wyss	PROJECT NO(S) ELD-24-01	PRE-APPLICATION NO.:
NON-REFUNDABLE FEE(S) \$4,900	REFUNDABLE DEPOSIT(S)	TOTAL \$4,900

Type of Review (Please check all that apply):

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation (ANX)
<input type="checkbox"/> Appeal (AP)
<input type="checkbox"/> CDC Amendment (CDC)
<input type="checkbox"/> Code Interpretation (MISC)
<input type="checkbox"/> Conditional Use (CUP)
<input type="checkbox"/> Design Review (DR)
<input type="checkbox"/> Tree Easement Vacation (MISC)
<input checked="" type="checkbox"/> Expedited Land Division (ELD)
<input type="checkbox"/> Extension of Approval (EXT) | <input type="checkbox"/> Final Plat (FP) Related File#
<input type="checkbox"/> Flood Management Area (FMA)
<input type="checkbox"/> Historic Review (HDR)
<input type="checkbox"/> Lot Line Adjustment (LLA)
<input type="checkbox"/> Minor Partition (MIP)
<input type="checkbox"/> Modification of Approval (MOD)
<input type="checkbox"/> Non-Conforming Lots, Uses & Structures
<input type="checkbox"/> Planned Unit Development (PUD)
<input type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB)
<input type="checkbox"/> Temporary Uses (MISC)
<input type="checkbox"/> Time Extension (EXT)
<input type="checkbox"/> Right of Way Vacation (VAC)
<input type="checkbox"/> Variance (VAR)
<input checked="" type="checkbox"/> Water Resource Area Protection/Single Lot (WAP)
<input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)
<input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)
<input type="checkbox"/> Zone Change (ZC) |
|--|---|--|

Pre-Application, Home Occupation, Sidewalk Use, Addressing, and Sign applications require different forms, available on the website.

Site Location/Address: No situs address. Located between 4099 & 4195 Cornwall Street, West Linn, OR	Assessor's Map No.: 21E36BA <hr/> Tax Lot(s): 07600 <hr/> Total Land Area: 20,085 sq. ft.
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Brief Description of Proposal:

Expedited Land Division application to divide the existing lot of record into two parcels. Each of the two parcels will be developed with a detached duplex unit.

Applicant Name*: Icon Construction & Development, LLC Address: 1969 Willamette Falls Dr. Suite 260 City State Zip: West Linn, OR 97068	Phone: 503-657-0406 Email: darren@iconconstruction.net
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Owner Name (required): Same as applicant. Address: City State Zip:	Phone: Email:
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Consultant Name: Rick Givens, Planning Consultant Address: 28615 SW Paris Ave., Unit 110 City State Zip: Wilsonville, OR 97070	Phone: 503-351-8204 Email: rickgivens@gmail.com
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1. Application fees are non-refundable (excluding deposit). Applications with deposits will be billed monthly for time and materials above the initial deposit. ***The applicant is financially responsible for all permit costs.**
2. The owner/applicant or their representative should attend all public hearings related to the propose land use.
3. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
4. Submit this form, application narrative, and all supporting documents as a single PDF through the Submit a Land Use Application web page: <https://westlinnoregon.gov/planning/submit-land-use-application>

The undersigned property owner authorizes the application and grants city staff the **right of entry** onto the property to review the application. Applications with deposits will be billed monthly for time and materials incurred above the initial deposit. The applicant agrees to pay additional billable charges.

 Applicant's signature	2/26/24 Date	 Owner's signature (required)	2-27-24 Date
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Expedited Land Division Narrative

Tax Lot 21E36BA07600, Cornwall Street, West Linn

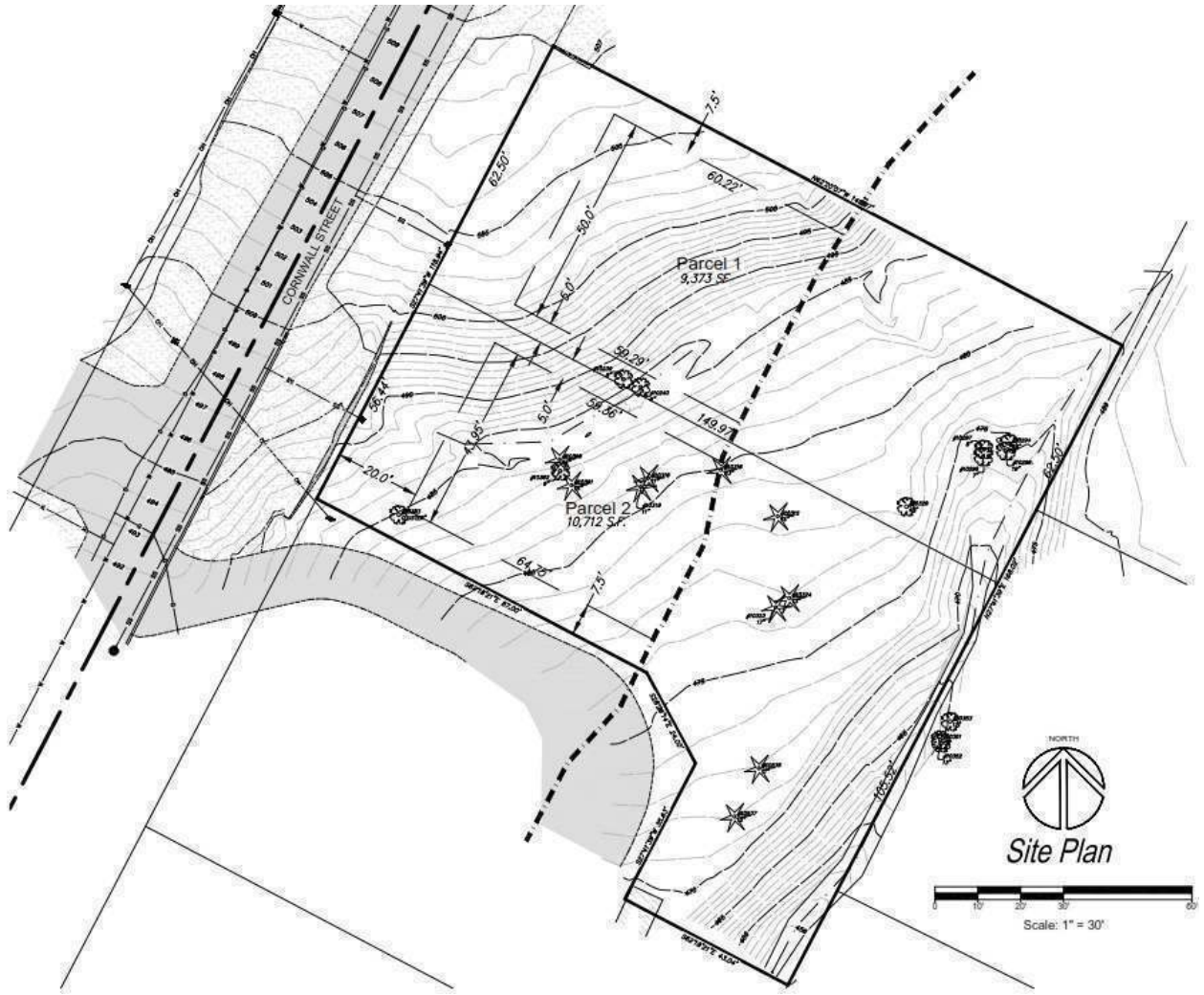
Icon Construction & Development, LLC

Proposal: This application requests approval of a middle housing Expedited Land Division (ELD) for an existing lot described as Tax Lot 21E36BA07600. The property is vacant and has no site address, but is located between 4099 and 4195 Cornwall Street in West Linn. This site is located on the east side of Cornwall Street south of Sunset Avenue.

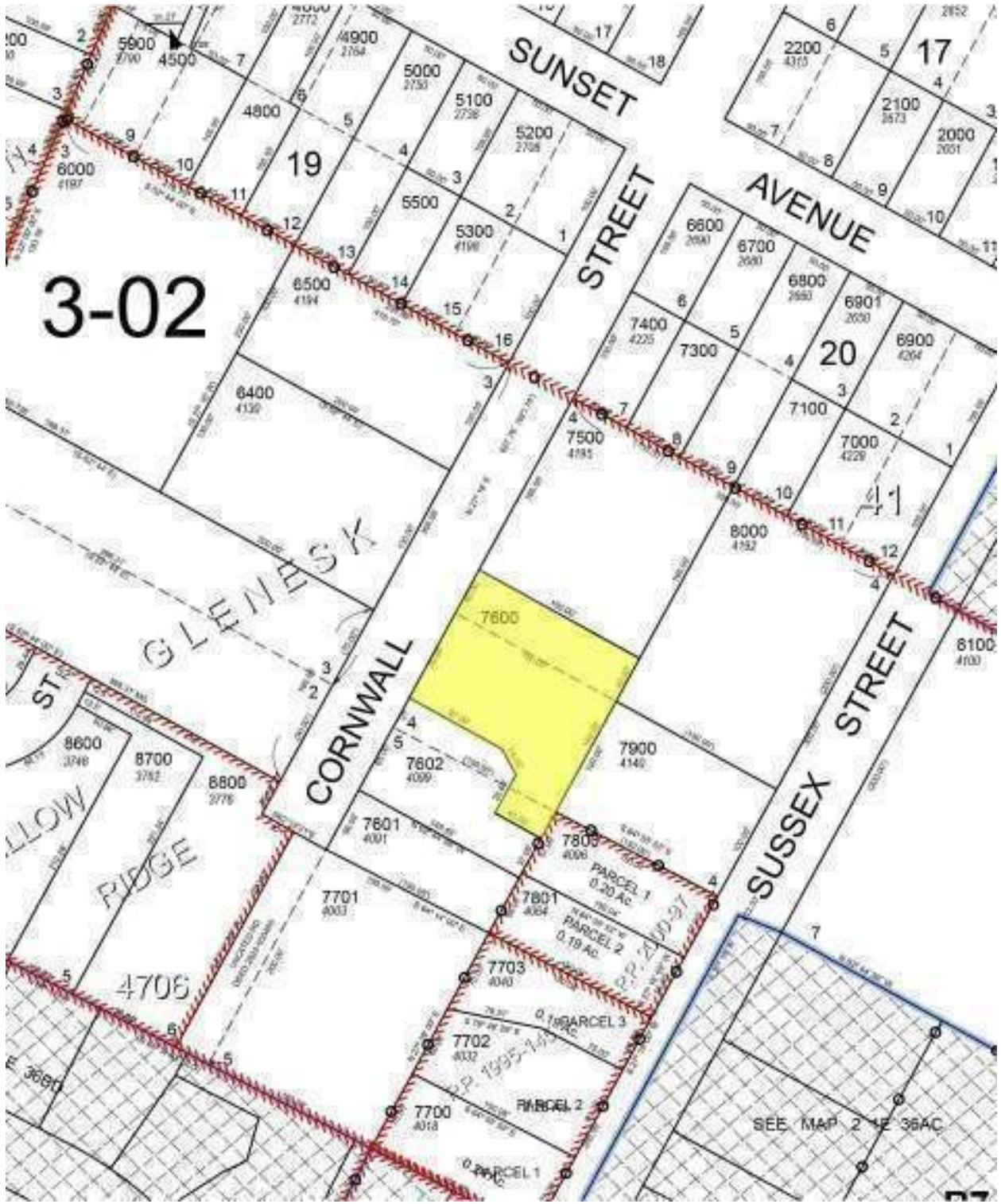


Vicinity Map

The proposed site plan is depicted on the map on the following page as well as on the Tentative Plan submitted with this application.



Site Plan



3-02

Crop from Assessor's Map
22E30CB

Existing Conditions

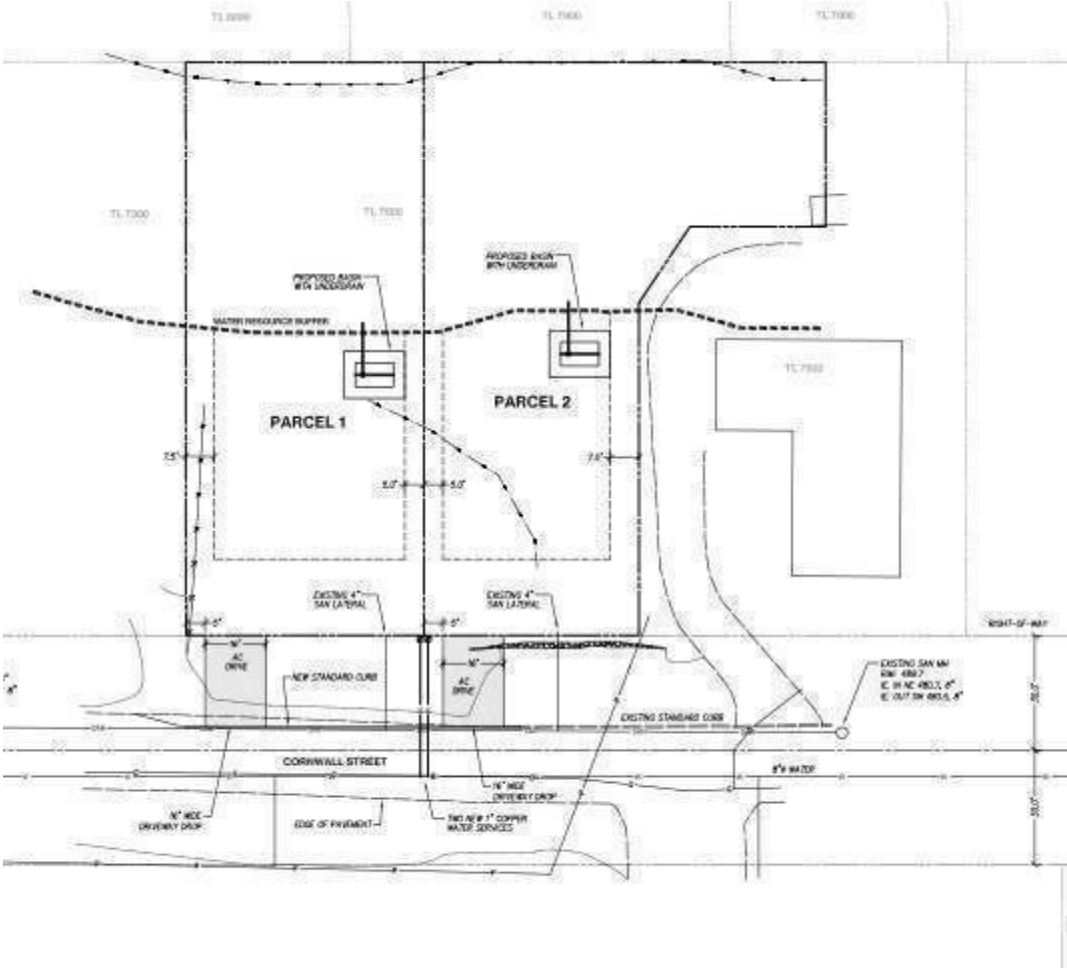
The subject property is shown outlined in yellow on the aerial photograph below. The subject property is vacant. The property slopes downhill from Cornwall Street to the southeast at an average grade of approximately 24 percent. There is an existing creek located along the rear property line of the site. Protection of the water resource will require the maintenance of a 65' buffer from the creek, as shown on the Tentative Plan.



Aerial Photograph of Existing Conditions

Public Facilities

City of West Linn sanitary sewer and water lines are located in Cornwall Street to serve the proposed project. A preliminary utility plan and storm report for the project have been prepared by Theta Engineering and are included with our application package. Sanitary sewer laterals were installed from the new sewer line in Cornwall Street and are extended to the property line. New water service laterals and water meters will be installed along the Cornwall right-of-way to service the property. Onsite infiltration is proposed using a “Basin with Underdrain” design, with overflow to the creek at the rear of the lot.



Utility Plan

Compliance with Approval Criteria:

Consistent with the provisions of ORS 92.031, this proposed middle housing land division application will make use of the Expedited Land Division procedures set forth in ORS 197.360. The approval criteria relevant to this application are found in ORS 92.031.

(1) As used in this section, “middle housing land division” means a partition or subdivision of a lot or parcel on which the development of middle housing is allowed under ORS 197.758 (2) or (3).

Comment: This application involves detached duplex units, one of which will be located on each parcel. Duplex units are middle housing pursuant to the definitions in ORS 197.758(1). The subject lots are zoned R-10 and this zone allows for the development of middle housing under standards adopted by the City of West Linn.

(2) A city or county shall approve a tentative plan for a middle housing land division if the application includes:

(a) A proposal for development of middle housing in compliance with the Oregon residential specialty code and land use regulations applicable to the original lot or parcel allowed under ORS 197.758 (5);

Comment: The proposed parcels will be developed with detached duplex units, as shown on the attached Tentative Plan. Application for building permits will be submitted separately and they will demonstrate compliance with the Oregon residential specialty code.

ORS 197.758(5) states:

“Local governments may regulate siting and design of middle housing required to be permitted under this section, provided that the regulations do not, individually or cumulatively, discourage the development of all middle housing types permitted in the area through unreasonable costs or delay. Local governments may regulate middle housing to comply with protective measures adopted pursuant to statewide land use planning goals.”

Comment: The City of West Linn adopted Ordinance 1736 to provide for compliance with state requirements for middle housing. The new standards allow for middle housing in all residential districts, including the R-10 district applicable to the subject property. The only limitations provided in the updated standards are dimensional requirements that do not discourage development of middle housing. The applicable dimensional standards for the R-10 zone are found in CDC 13.070 and are shown in the table below:

STANDARD	REQUIREMENT	ADDITIONAL NOTES	COMMENT
Minimum lot size	10,000 SF	For a single-family attached or detached unit.	Not applicable to detached duplexes.
Average min. Lot or Parcel size for a Townhouse Project	1,500 SF		Not applicable to detached duplexes.
Minimum lot width at front lot line	35 ft.	Does not apply to Townhouses or Cottage Clusters.	The lot widths at the front lot line are: Parcel 1- 62.5', Parcel 2-56.44'.
Average Minimum lot width	50 ft.	Does not apply to Townhouses or Cottage Clusters.	Does not apply to detached duplexes.
Minimum Yard Dimensions or Minimum building setbacks		<p>Except as specified in CDC 25.070(C)(1) through (4) for the Willamette Historic District.</p> <p>Front, rear, and side yard setbacks for in a Cottage Cluster Project are 10 ft. There are no additional setbacks for individual structures on individual lots, but minimum distance between structures shall follow applicable building code requirements.</p>	Not applicable to the proposed project as it does not include a Cottage Cluster.
Front Yard	20 ft	Except for steeply sloped lots where the provisions of CDC 41.010 shall apply.	The proposed minimum front yard setback is 20 feet.
Interior Side Yard	7.5 ft	Townhouse common walls that are attached may have a 0 ft side setback.	This standard is not applicable to duplex units along their common line. A 5' setback is proposed on the common lot line. The perimeter side yards will maintain the required 7.5' setback.
Street Side Yard	15 ft		Not applicable as there are no street side yards abutting the site.
Rear Yard	20 ft		The minimum rear yards proposed will not exceed 20 feet.
Maximum Building Height	35 ft	Except for steeply sloped lots in which case the provisions of Chapter 41 CDC shall apply.	Homes to be built will comply with the maximum 35' height standard. Compliance with height standards will be reviewed with the building permit application.
Maximum Lot Coverage	35%	Maximum lot cover does not apply to Cottage Clusters. However, the maximum building footprint for a Cottage Cluster is less than 900 sf per dwelling unit.	Proposed maximum building envelopes for both parcels are shown on the site plan. The actual lot coverage will be less than the

		<ul style="list-style-type: none"> <i>This does not include detached garages, carports, or accessory structures.</i> <i>A developer may deduct up to 200 sf for an attached garage or carport.</i> 	maximum building envelope and will comply with the 35% standard.
<i>Minimum Accessway Width to a lot which does not abut a street or a flag lot</i>	15 ft		Not applicable. Both parcels have direct frontage onto Cornwall St.
<i>Maximum Floor Area Ratio</i>	0.45	<i>Max FAR does not apply to cottage clusters.</i>	Not applicable to duplexes.
<i>Duplex, Triplex, and Quadplex</i>	0.60	<i>Type I and II lands shall not be counted toward lot area when determining allowable floor area ratio, except that a minimum floor area ratio of 0.30 shall be allowed regardless of the classification of lands within the property. That 30 percent shall be based upon the entire property including Type I and II lands. Existing residences in excess of this standard may be replaced to their prior dimensions when damaged without the requirement that the homeowner obtain a non-conforming structures permit under Chapter 66 CDC.</i>	Compliance with floor area ratio standards will be reviewed at the time of building permit application.

(b) Separate utilities for each dwelling unit;

Comment: Each unit of the townhouses will have separate utilities, as shown on the Utility Plan above.

(c) Proposed easements necessary for each dwelling unit on the plan for:

(A) Locating, accessing, replacing and servicing all utilities;

Comment: Each unit is on a separate lot and all utilities serving the homes are either on the proposed lots or the street right-of-way fronting the lots. No Public Utility Easements other than the standard PUE along the street right-of-way are proposed.

(B) Pedestrian access from each dwelling unit to a private or public road;

Comment: Both of the lots front directly onto Cornwall Street. A new 6'-wide sidewalk will be installed along the frontage, as required by City standards.

(C) Any common use areas or shared building elements;

Comment: Not applicable. There will be no common use areas or shared building elements.

(D) Any dedicated driveways or parking; and

Comment: Each parcel will have a driveway providing for parking for one vehicle plus an attached garage providing an additional parking space.

(E) Any dedicated common area;

Comment: No dedicated common areas are proposed.

(d) Exactly one dwelling unit on each resulting lot or parcel, except for lots, parcels or tracts used as common areas; and

Comment: Each lot will be developed with exactly one dwelling unit.

(e) Evidence demonstrating how buildings or structures on a resulting lot or parcel will comply with applicable building codes provisions relating to new property lines and, notwithstanding the creation of new lots or parcels, how structures or buildings located on the newly created lots or parcels will comply with the Oregon residential specialty code.

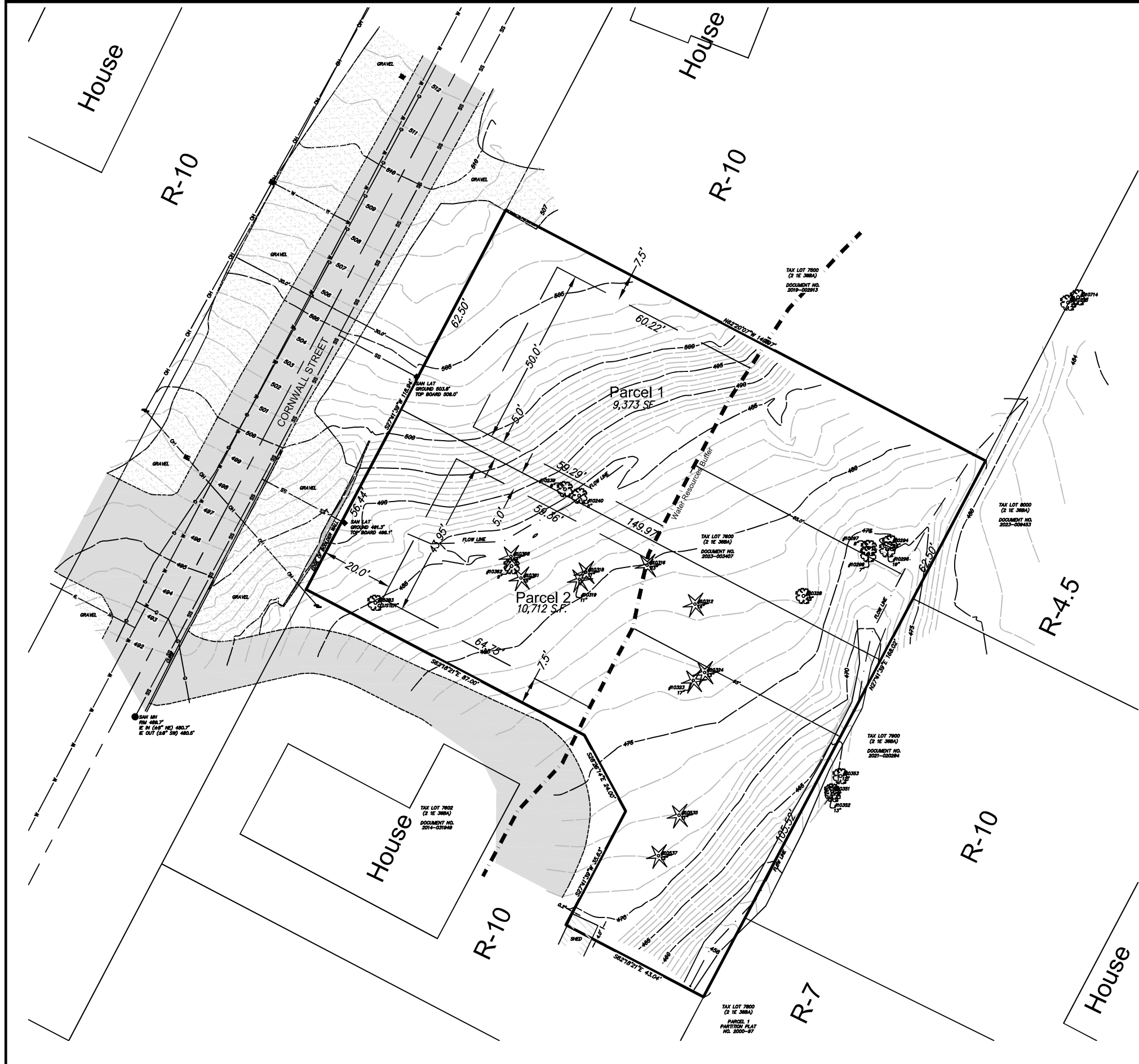
Comment: The plans and other materials required to demonstrate compliance with this requirement will be provided with the building permit applications.

Grading and Utility Plans per CDC 85.170(C)-(E)

A Preliminary Utility Plan, prepared by Theta, LLC, is included with this application. This drawing shows all sewer, water and storm services required to serve the proposed lots. No site grading is proposed at this time. Future grading for the foundations for the homes to be built on the lots will be submitted with the building permit applications prior to the commencement of home construction.

Chapter 32: WATER RESOURCE AREA PROTECTION

As shown on the Tentative Plan and Existing Conditions Map, there is a creek located along the rear property line of the subject property. Table 32-2 requires a 65' setback from the edge of a water resource. This setback is shown on the Tentative Plan. No development within the 65' protected buffer is proposed.



Vicinity Map

Owner/Applicant:
 Icon Construction & Development, LLC
 1969 Willamette Falls Dr., Suite 260
 West Linn, OR 97068
 PH: (503) 657-0406

Engineer:
 Theta Engineering
 PO Box 1345
 Lake Oswego, OR 97035
 PH: (503) 481-8822

Legal: 21E36BA07600

Water: City of West Linn

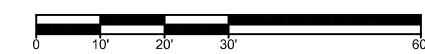
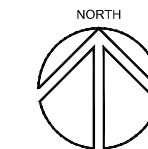
Sewer: City of West Linn

Contours: Centerline Concepts, Inc.

Site Area: 20,085 square feet

Zoning: R-10

Surveyor:
 Centerline Concepts, Inc.
 19376 Molalla Ave Suite 120
 Oregon City, OR 97045
 PH: (503) 650-0188



Scale: 1" = 30'

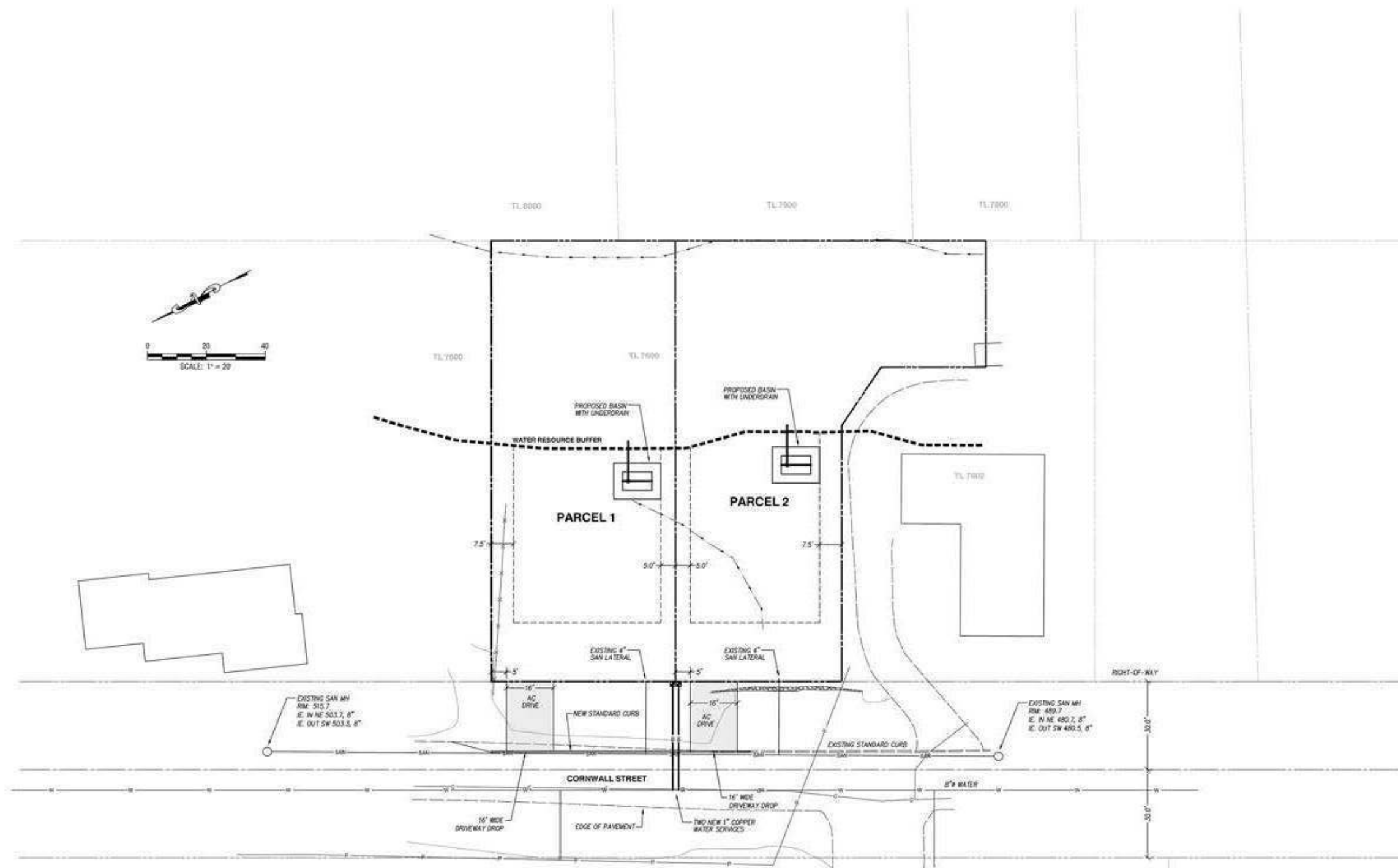
DESIGNED:	R.E.G.			
DRAWN:	R.E.G.			
SCALE:	1" = 30'			
DATE:	2-26-2024			
FILE:	24-ICN-100	DATE	NO.	REVISION

Richard E. Givens, Planning Consultant
 28615 SW Paris Ave., Unit 110
 Wilsonville, OR 97070
 PH: (503) 351-8204

APPLICANT: Icon Construction & Development, LLC
 1969 Willamette Falls Dr., Suite 260
 West Linn, OR 97068
 PH: (503) 657-0406

TL 7600 Cornwall Street
ELD Tentative Plan

SHEET:
 1/1



Reduced to 11 x 17 - Scale: 1" = 40'



PRELIMINARY UTILITY PLAN

DESIGNED: BDG			
DRAWN: BUS			
SCALE: 1" = 20'			
DATE: February, 2024			
FILE: Cornwall 129P2 Prelim1	DATE	NO.	REVISION

Theta, llc
 ENGINEERING - SURVEYING - PLANNING
 PO Box 1345
 Lake Oswego, Oregon 97035
 503-481-8822
 email: thetaeng@comcast.net

Icon Construction & Development, LLC
 1969 Willamette Falls Drive, Suite 260
 West Linn, Oregon 97068
 Phone: (503) 657-0406

ELD TENTATIVE PLAN
TL 7600 Cornwall Street

SHEET:
1/1



PRELIMINARY STORM ANALYSIS PARCELS 1 & 2 21E36BA07600 WEST LINN, OREGON

Narrative:

This is a vacant parcel of land that is being divided by the Middle house code. Cornwall Street has recently been improved with sanitary sewer, water line and street paving. An existing standard vertical curb extends into parcel 2. No additional street improvements are anticipated with the exception of two new driveway approaches. On site infiltration facilities are proposed using "Basin with Underdrain) and overflow discharge to a drainage way in the rear of the lots.

Approach.

References:

1. Icon Construction
2. Centerline Concepts
3. USDA soils website
4. West Linn Storm Water design standards
5. Portland Stormwater manual
 - a. Presumptive Approach Calculator

Design Guidelines

The City of West Linn Public Works Design Standards Section 3.0013. specifies all Water Quality facilities shall meet the design requirements of the current Portland Stormwater Manual for both quantity and quality.

The results of the Presumptive Calculator results have been increased by 25% due to rainfall patterns.

Infiltration:

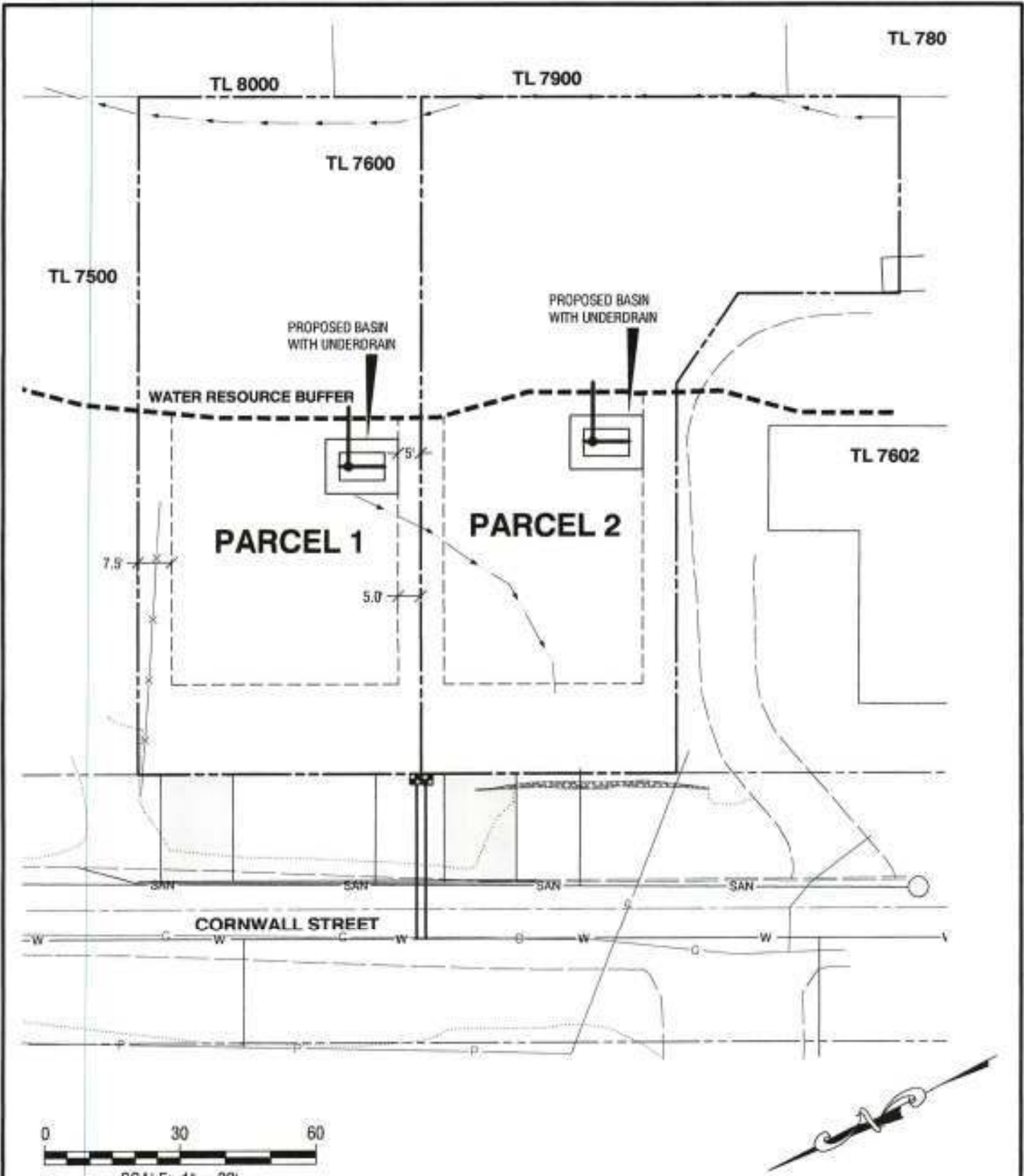
No on-site infiltration testing was conducted at this time but relied on the USDA WEB site information. The soils per the USDA were reported to be Saum Silt (78B)

Calculations:

Using the Portland presumptive design approach with a preliminary impervious area of 3200 SF a Basin with underdrain system has been sized for each parcel and has been increased by 25%. The final sizing will be done with the actual house plans are known.

Prepared by:
Bruce D. Goldson, PE
Theta, LLC
March 1, 2024
2014-129Z.P2





2024-129P2

PRELIMINARY STORM DRAINAGE REPORT

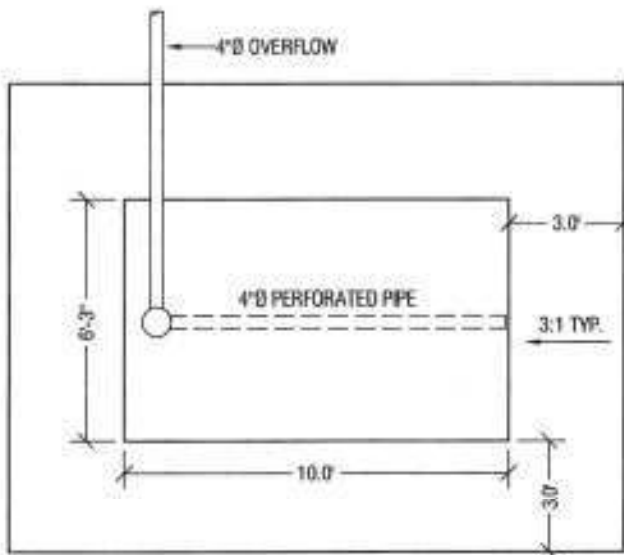
Theta, llc

ENGINEERING - SURVEYING - PLANNING

PO Box 1345
Lake Oswego, Oregon 97035

503-481-8822
email: thetaeng@comcast.net

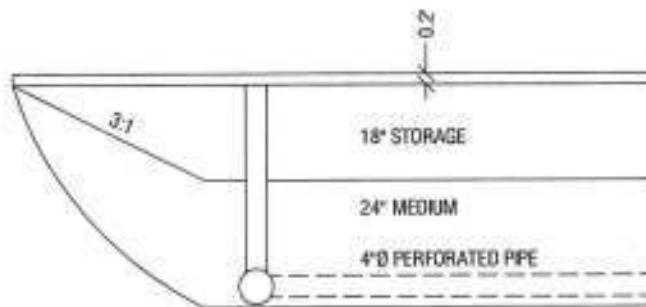
Parcel 1 & 2
Preliminary Storm for Future Houses
21E36BA07600
West Linn, Oregon



SEE PDX SW-241

BASIN WITH UNDERDRAIN

SCALE: 1" = 5'



BASIN WITH UNDERDRAIN SECTION

SCALE: 1" = 3'

NEED ONE FACILITY FOR EACH LOT

2024-129P2

PRELIMINARY STORM DRAINAGE REPORT

Theta, llc

ENGINEERING - SURVEYING - PLANNING

PO Box 1345
Lake Oswego, Oregon 97035

503-481-8822
email: thetaeng@comcast.net

Parcel 1 & 2
Preliminary Storm for Future Houses
21E36BA07600
West Linn, Oregon

2
2

PAC Report

Project Details

Project Name	Permit No	Created
Cornwall preliminary		3/1/2024 3:29:51 PM
Project Address	Designer	Last Modified
21E36BA07600		3/1/2024 3:29:51 PM
	Company	Report Generated
		3/1/2024 8:09:52 AM

Project Summary

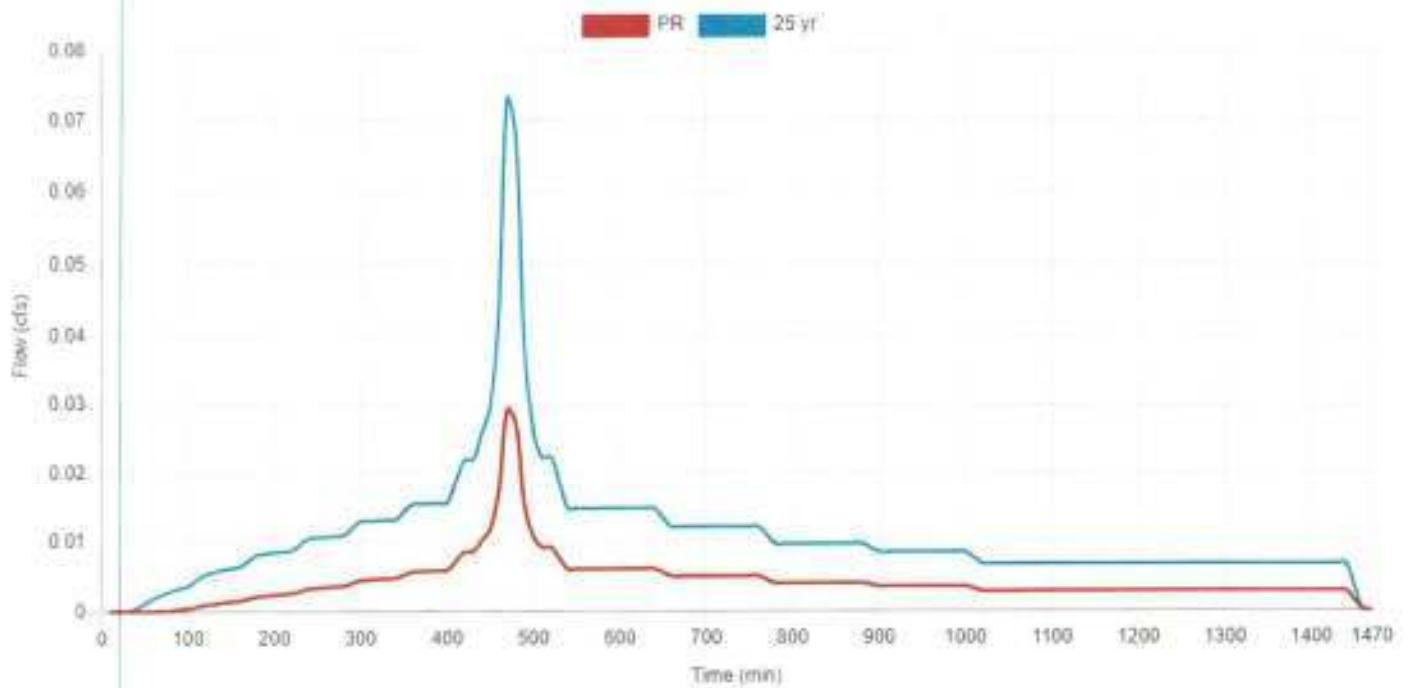
Catchment Name	Imperious Area (sq ft)	Native Soil Design Infiltration Rate (in/hr)	Level	Category	Config	Facility Area (excl. free board) (sq ft)	Facility Sizing Ratio (%)	PR Results	Infiltration Results	Flow Control Results
approx roof	3200	0.485	2B	Basin	C	192.62	6.02	Pass	NA	Pass

approx roof

Site Soils & Infiltration Testing	Infiltration Testing Procedure OpenPit Tested Native Soil Infiltration Rate 0.93 in/hr
Correction Factor	CF_{test} 2
Design Infiltration Rates	Native Soil 0.465 in/hr Imported Blended Soil 6 in/hr
Catchment Information	Hierarchy Level 2B Hierarchy Description Discharge to an overland storm drainage system, including streams, drainageways, and ditches, or to a storm-only pipe system that discharges to an overland storm drainage system. Pollution Reduction Requirement Filter the post-development stormwater runoff from the water quality storm event through the blended soil. Infiltration Requirement N/A Flow Control Requirement Limit the ½ the 2-yr, the 5-yr, and the 10-yr post-development peak flows to their respective pre-development peak flows. Unless the facility is a public facility (i.e., in the public right-of-way), also limit the 25-yr post-development peak flow to the 25-year pre-development peak flow. Impervious Area 3200 sq ft 0.073 acre Pre-Development Time of Concentration (TC_{pre}) 5 min Post-Development Time of Concentration (TC_{post}) 5 min Pre-Development Curve Number (CN_{pre}) 86 Post-Development Curve Number (CN_{post})

SBUH Results

Post-Development Runoff



	Pre - Development Rate and Volume		Post - Development Rate and Volume	
	Peak Rate (cfs)	Total Volume (cf)	Peak Rate (cfs)	Total Volume (cf)
PR	0.0088	151.1	0.0292	370.3
25-Year	0.0477	630.9	0.0731	950.8

	Overflow		Underdrain Outflow		Infiltration	
	Peak Rate (cfs)	Total Volume (cf)	Peak Rate (cfs)	Total Volume (cf)	Peak Rate (cfs)	Total Volume (cf)
PR	0	0	0.017	205.8	0.002	164.5
25-Year	0	0	0.017	775.7	0.002	175.1

Rect Basin

Site Soils & Infiltration Testing

Category

Rect Basin

Shape

Rectangular

Location

Parcel

Configuration

C: Infiltration with RS & UnderDrain[Ud]

Above Grade Storage Data

Bottom Area

30 sq ft

Bottom Width

5.00 ft

Side Slope

3.0 h:1v

Freeboard Depth

2.0 in

Overflow Height

18.0 in

Total Depth of Blended Soil plus Rock

24 in

Surface Storage Capacity at Overflow

151.06 cu ft

Design Infiltration Rate to Soil Underlying the Facility

0.002 cfs

Design Infiltration Rate for Imported Blended Soil in the Facility

0.019 cfs

Below Grade Storage Data

Catchment is too small for flow control?

Yes

Rock Area

18.00 sq ft

Rock Width

3.00 ft

12.0 in
Rock Porosity
0.3
Underdrain Height
4 in
Percent of Facility Base that Allows Infiltration
100 %
Orifice (Y/N)?
No
Why no orifice
Catchment is too small

Facility Facts

Total Facility Area (excluding freeboard)
192.62 sq ft
Sizing Ratio
6.02 %

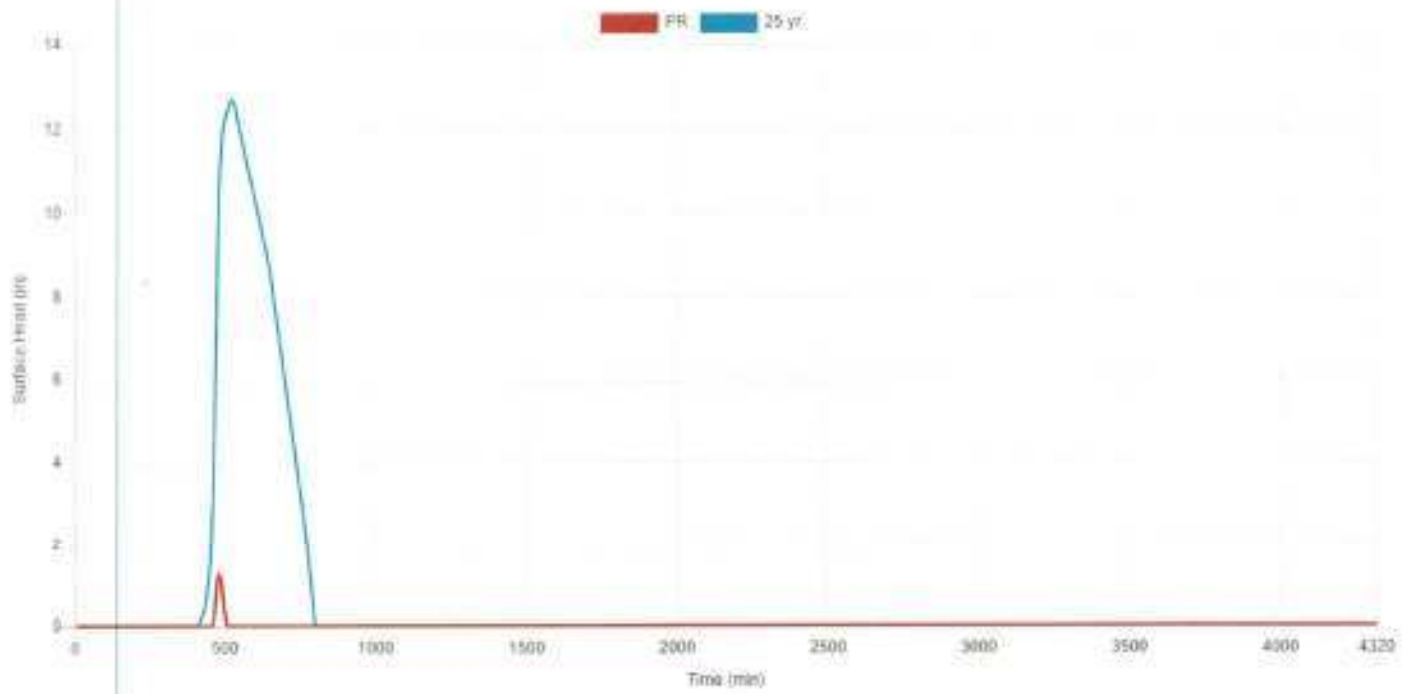
Pollution Reduction Results

Pollution Reduction Score
Pass
Overflow Volume
0.00 cf
Surface Capacity Used
6.94 %

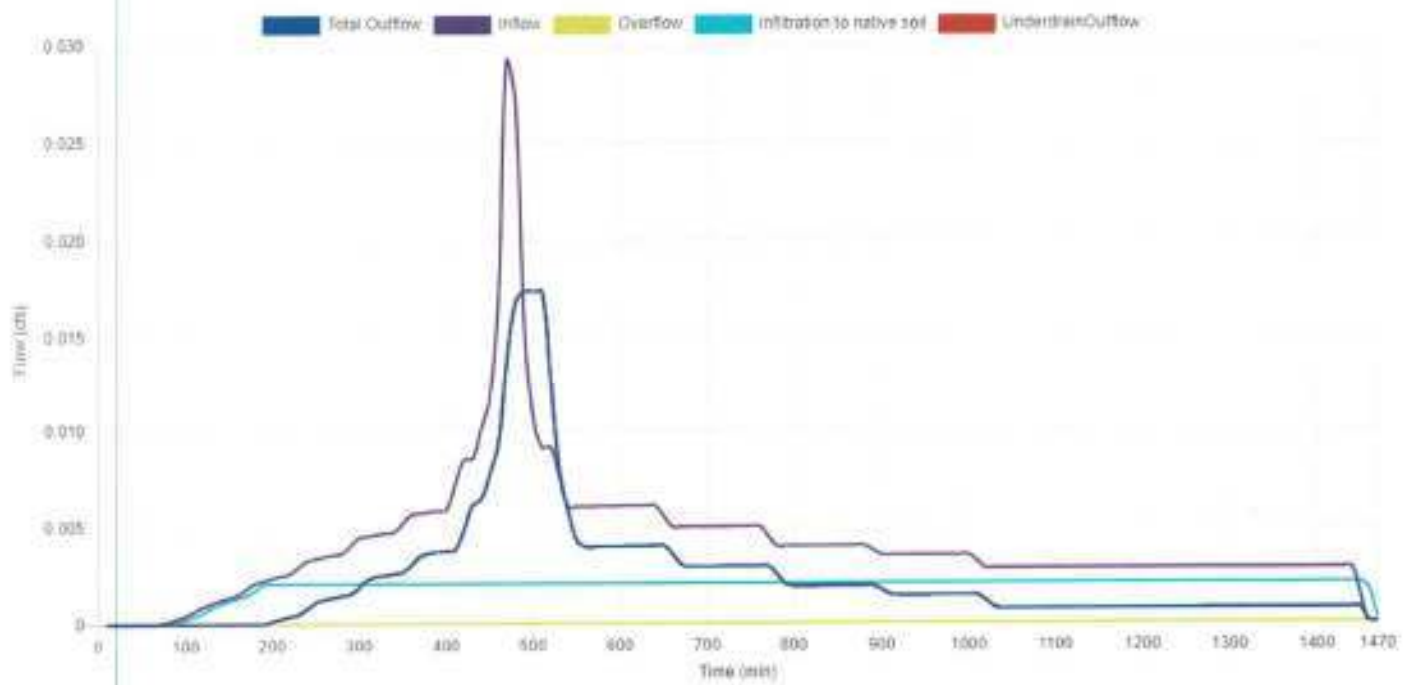
Flow Control Results

Flow Control Score
Pass
Overflow Volume
0.00 cf
Surface Capacity Used
70.55 %

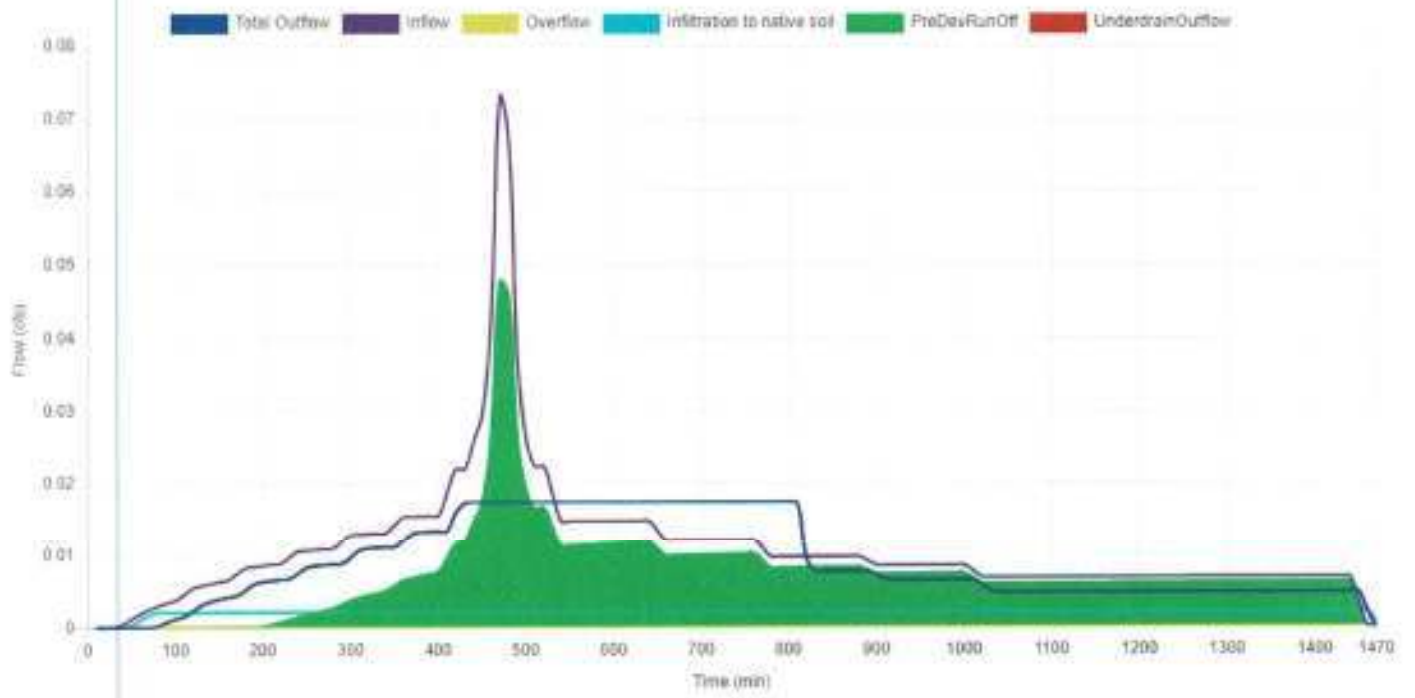
Surface Head

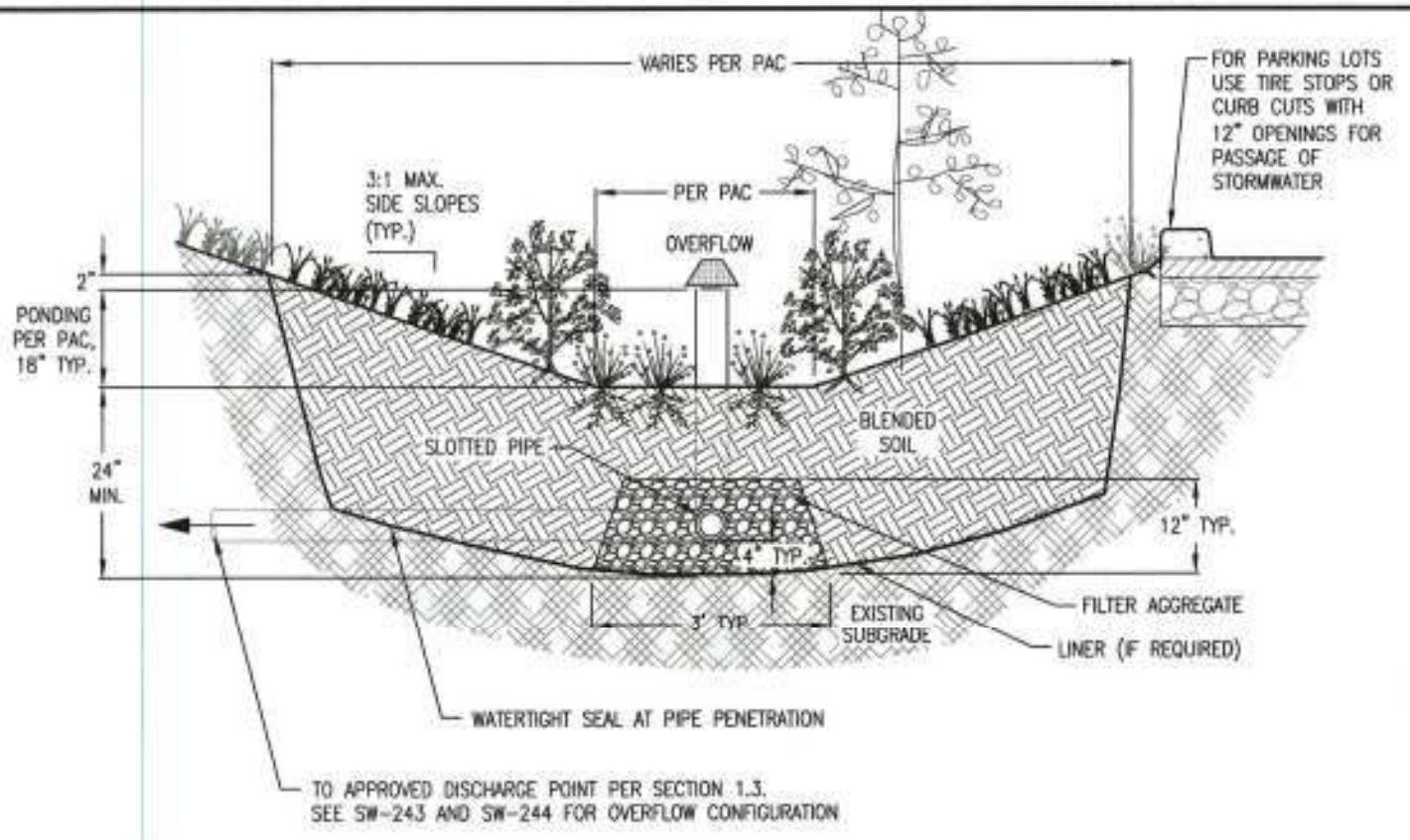


Water Quality



25-Year





1. Detail intended as an example. Detail must match PAC assumptions and/or design report.
2. Setbacks: None required.
3. Overflow: Overflow elevation must allow for 2" of freeboard, minimum. Protect from debris and sediment with strainer or grate.
4. Underdrain System: Sizing is per the PAC. The underdrain must be 4" slotted schedule 40 PVC well casing pipe manufactured with .050" slots, 6 slots per row. See SW-243 for longitudinal section and SW-244 for orifice examples. Conform with Oregon Plumbing Specialty Code (OPSC) requirements. Alternative configurations and materials such as cellular storage systems, drainage mats, and non-standard aggregates may be used under the Performance Approach, with BES approval.
5. Vegetation: Refer to plant list in SWMM Section 3.5. Minimum container size is 1 gal. Number of plantings per 100sf of facility area:
 - Zone A (wet): 80 herbaceous plants OR 72 herbaceous plants and 4 small shrubs.
 - Zone B (moderate to dry): 7 large or small shrubs AND 70 groundcover plants.
 The delineation between Zone A and B shall be either at the outlet elevation or the check dam elevation, whichever is lowest. If project area is over 200sf consider adding a tree.
6. Blended Soil: Use BES standard soil blend for stormwater facilities (SWMM Section 6.3) unless otherwise approved. Install minimum of 24" of blended soil. Waterproof Liner: 30 mil EPDM, HDPE or approved equivalent.
7. Entrance Erosion Control: Install river rock, flagstone, or similar to dissipate the energy of incoming water at entrances and ends of downspout extensions.
8. Check Dams: Spacing per the PAC. Check dam ends must be keyed into the native soil a minimum of 12".
9. Inspections: Call BDS IVR Inspection Line, (503) 823-7000, request 487. 3 inspections required.

CONSTRUCTION REQUIREMENTS

Do not allow temporary storage of construction waste or materials in the facilities. Do not allow entry of runoff or sediment during construction.

- DRAWING NOT TO SCALE -



STORMWATER MANAGEMENT
TYPICAL DETAILS FOR
PRIVATE PROPERTY

BASIN WITH
UNDERDRAIN

SW-241

Clackamas County Area, Oregon (OR610)			
Clackamas County Area, Oregon (OR610)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
78B	Saum silt loam, 3 to 8 percent slopes	0.4	100.0%
Totals for Area of Interest		0.4	100.0%

INFILTRATION RATE PER USDA 0.93 IN/H

EXISTING CONDITIONS MAP

LOCATED IN THE
N.W. 1/4 SECTION 36, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
FEBRUARY 22, 2024 SCALE 1"=10'

SURVEY NOTES:

THE DATUM FOR THIS SURVEY IS BASED UPON A STATIC GPS OBSERVATION OF LOCAL CONTROL POINTS, PROCESSED THROUGH OPUS. DATUM IS NAD 83.
THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PER RECORD OF SURVEY RECORDED UNDER PRIVATE SURVEY NUMBER 2017-025, RECORDS OF CLACKAMAS COUNTY.
NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE, ETC.
NO TITLE REPORT WAS SUPPLIED OR USED IN THE PREPARATION OF THIS MAP.

UTILITY NOTES:

THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP ARE SHOWN BASED ON A COMBINATION OF INFORMATION, INCLUDING VISIBLE ABOVE GROUND STRUCTURES, AVAILABLE AS BUILT AND GIS MAPPING FROM LOCAL JURISDICTIONS, AS WELL AS SURFACE MARKINGS BY ONE CALL TICKET NUMBER 24034169 DATED FEBRUARY 27, 2024.
THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER BY SERVICE OR ABANDONED.
THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.
PIPE ELEVATIONS AND PIPE SIZES SHOWN ARE APPROXIMATE ONLY, BASED ON FIELD OBSERVATIONS AS WELL AS AVAILABLE AS-BUILT DATA. ALL PIPE SIZES SHALL BE FIELD VERIFIED BY THE OWNER, ENGINEER, CONTRACTOR, AND GOVERNING AGENCY PRIOR TO ANY CONSTRUCTION ACTIVITY. SURVEYOR DOES NOT WARRANT THE ACCURACY OF ANY PIPE SIZES SHOWN ON THIS SURVEY.

LEGEND:

Some Symbols shown may not be used on map

- | | |
|--|---------------------|
| 12" (S) DECIDUOUS TREE | UTILITY POLE |
| 24" (S) EVERGREEN TREE | UTILITY POLE |
| DEAD TREE | LIGHT POLE |
| STORM SEWER MANHOLE | GUY WIRE |
| CATCH BASIN | ELECTRIC BOX |
| CLUM INLET | ELECTRIC METER |
| AREA DRAIN | TRANSFORMER |
| DITCH INLET | ELECTRIC RISER |
| SANITARY SEWER CLEANOUT | HEAT PUMP |
| SANITARY SEWER MANHOLE | GATE POST |
| FIRE HYDRANT | CABLE TV BOX |
| WATER MANHOLE | CABLE TV RISER |
| WATER METER | OVERHEAD LINE |
| WATER VALVE | GAS LINE |
| HOSE BIB | ELECTRICAL LINE |
| IRRIGATION CONTROL VALVE | COMMUNICATIONS LINE |
| GAS VALVE | SANITARY SEWER LINE |
| GAS METER | STORM DRAIN LINE |
| MAILBOX | WATER LINE |
| UTILITY RISER | FENCE LINE |
| UTILITY BOX | HANDRAIL |
| TELEPHONE MANHOLE | ARBORVITAE ROW |
| TELEPHONE RISER | CONCRETE SURFACE |
| STORM OUTFALL | ASPHALT SURFACE |
| SIGN | |
| BOLLARD | |
| FOUND MONUMENT | |
| DOWN SPOUT TO STORM SYSTEM | |
| DOWN SPOUT TO SPLASH GUARD OR GROUND W/ PIPE DIRECTION | |
| COLLIAR | |



SIGNED ON: **ZC FEB 24**
REGISTERED PROFESSIONAL LAND SURVEYOR
Toby G. Bolden
OREGON JULY 13, 2004
TOBY G. BOLDEN 60377LS
RENEWS: DECEMBER 31, 2029

CENTERLINE CONCEPTS
LAND SURVEYING, INC.
19376 MOLALLA AVE., SUITE 120
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189

